| 106.0 | 0004 | 0001.B | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,367,900 | / | 1,367,900 |
| USE VALUE: | 1,367,900 | / | 1,367,900 |
| ASSESSED: | 1,367,900 | / | 1,367,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 9 | | OLDHAM RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KOURTZ RICHARD W & KATHRYN C |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 9 OLDHAM RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SULLIVAN BRIAN F/ANNA M - |
| Owner 2: | - |
| Street 1: | 9 OLDHAM RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2792 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9042.000 | 884,000 | | 483,900 | 1,367,900 |
| Total Card | 0.208 | 884,000 | | 483,900 | 1,367,900 |
| Total Parcel | 0.208 | 884,000 | | 483,900 | 1,367,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.01 | /Parcel: 490.01

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 68018 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/11/18 |

!8380!

## PREVIOUS ASSESSMENT

Parcel ID: 106.0-0004-0001.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 884,000 | 0 | 9,042. | 483,900 | 1,367,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 859,900 | 0 | 9,042. | 483,900 | 1,343,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 860,000 | 0 | 9,042. | 483,900 | 1,343,900 | 1,343,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 662,900 | 0 | 9,042. | 483,900 | 1,146,800 | 1,146,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 671,400 | 0 | 9,042. | 414,800 | 1,086,200 | 1,086,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 671,400 | 0 | 9,042. | 387,100 | 1,058,500 | 1,058,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 667,200 | 0 | 9,042. | 331,800 | 999,000 | 999,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 654,000 | 0 | 9,042. | 297,200 | 951,200 | 951,200 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 07:13:56 |

## LAST REV

| Date | Time |
|---|---|
| 10/16/18 | 08:37:47 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8380

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SULLIVAN BRIAN | 1473-29 | | 6/22/2015 | | 1,175,000 | No | No | | |
| CARROLL JAMES J | 1292-19 | | 10/25/2004 | | 875,000 | No | No | | |
| CARROLL JAMES J | 1275-142 | | 10/10/2003 | Family | | No | No | | |
| CARROLL JOSEPHI | 1086-100 | | 7/11/2001 | | 910,233 | No | No | | |
| | 1044-108 | | 6/1/1988 | Forclosure | 1 | No | No | | G |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/6/2018 | 916 | Heat App | 8,000 | C | | | | |
| 4/27/2005 | 423 | Manual | 16,000 | | | | | BUILD 3 SEASON SCR |
| 4/27/2004 | 291 | New Buil | 175,000 | C | | G6 | GR FY06 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/11/2018 | Inspected | CC | Chris C |
| 9/20/2018 | MEAS&NOTICE | BS | Barbara S |
| 3/18/2013 | Meas/Inspect | JBS | JOHN S |
| 6/10/2009 | Meas/Inspect | 189 | PATRIOT |
| 2/16/2005 | MLS | MM | Mary M |
| 1/27/2005 | MLS | BR | B Rossignol |
| 1/13/2005 | Fieldrev-Chg | BR | B Rossignol |
| 8/25/2004 | Inspected | BR | B Rossignol |
| 6/24/2004 | Info Fm Plan | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 68018 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9042 | | Sq. Ft. | Site | | 0 | 70. | 0.76 | 4 | | | | | | | | | 483,883 | | | | | | 483,900 | |

| Total AC/HA: | 0.20758 | Total SF/SM: | 9042 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 483,883 | Spl Credit | | Total: | 483,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 2004 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1M - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 30 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 1.4 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 1.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.04325843 |
| Const Adj.: | 0.99693000 |
| Adj $ / SQ: | 135.207 |
| Other Features: | 154379 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 896566 |
| Depreciation: | 12552 |
| Depreciated Total: | 884014 |

## COMMENTS

SUBDIVISION W/ # 7 OLDHAM.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 3 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

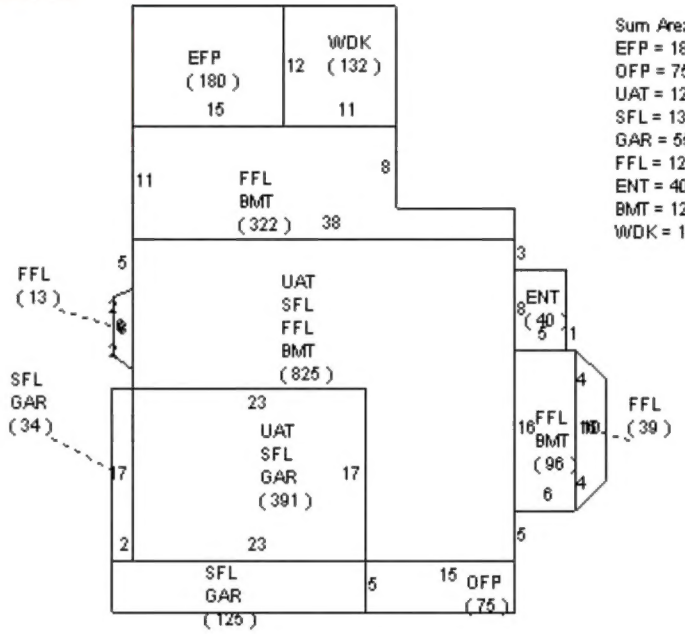
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 197.40 |
| Special Features: | 0 | Val/Su Net: | 170.20 |
| Final Total: | 884000 | Val/Su SzAd | 331.09 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,375 | 135.210 | 185,910 |
| FFL | First Floor | 1,295 | 135.210 | 175,093 |
| BMT | Basement | 1,243 | 40.560 | 50,419 |
| GAR | Garage | 550 | 19.490 | 10,717 |
| UAT | Upper Attic | 304 | 79.770 | 24,251 |
| EFP | Enclos Porch | 180 | 42.220 | 7,600 |
| WDK | Deck | 132 | 13.530 | 1,786 |
| OFP | Open Porch | 75 | 38.380 | 2,879 |
| | Net Sketched Area: | 5,194 | Total: | 459,708 |

| Size Ad | 2670 | Gross Area | 6106 | FinArea | 2792 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 40 | V | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

106.0-0004-0001.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|